

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, December 20, 2023, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, December 15, 2023, at 3:25 P.M.

CALL TO ORDER

Chair Cue called the meeting to order at 5:05 P.M.

ROLL CALL:

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Absent		
	Present:	8	
	Absent:	1	

STAFF PRESENT

Jack Blair, City Attorney
Lori Doring, Secretary to the Council
Elizabeth Tankard, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. Minutes of Special Meeting held at 9:00 AM on November 29, 2023. [CC 12/20/23] 23-1105-1
- b. Minutes of Special Meeting held at 10:15 AM on December 6, 2023. [CC 12/20/23] 23-1117-1
- c. Minutes of Regular Meeting held at 4:00 PM on December 6, 2023. [CC 12/20/23] 23-1106-1
- d. Minutes of Regular Meeting held at 5:00 PM on December 6, 2023. [CC 12/20/23] 23-1106-2

Councilor Decter Wright moved to approve 1.a – 1.d. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Sarah Gilpin – Appointment to the Asian Affairs Commission: New Commission; term expires January 1, 2027. (CD-4) [UED 12/13/23; CC 12/20/23] 23-1069-1

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- b. Ha Huynh – Appointment to the Asian Affairs Commission: New Commission; term expires January 1, 2027. (CD-7) [UED 12/13/23; CC 12/20/23] 23-1070-1
 - c. Masood Kasim – Appointment to the Asian Affairs Commission: New Commission; term expires January 1, 2028. (CD-8) [UED 12/13/23; CC 12/20/23] 23-1071-1
 - d. Bee Paredes – Appointment to the Asian Affairs Commission: New Commission; term expires January 1, 2027. (CD-8) [UED 12/13/23; CC 12/20/23] 23-1072-1
 - e. Parisa Pilehvar – Appointment to the Asian Affairs Commission: New Commission; term expires January 1, 2028. (CD-4) [UED 12/13/23; CC 12/20/23] 23-1073-1
 - f. Ronita Wade – Appointment to the Asian Affairs Commission: New Commission; term expires January 1, 2027. (CD-9) [UED 12/13/23; CC 12/20/23] 23-1074-1
 - g. Vivian Wang – Appointment to the Asian Affairs Commission: New Commission; term expires January 1, 2027. (CD-8) [UED 12/13/23; CC 12/20/23] 23-1075-1
 - h. Nancy Yang – Appointment to the Asian Affairs Commission: New Commission; term expires January 1, 2027. (CD-8) [UED 12/13/23; CC 12/20/23] 23-1076-1

Public Comments:
John Huffines – 2.a – 2.h.
Nancy Moran – 2.a.

Councilor Decter Wright moved to approve 2.a – 2.h. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

3. PUBLIC HEARINGS

- a. No items this week.

4. MAYOR’S ITEMS

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.
- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving the amount of PILOT (Payment in Lieu of Taxes) payments by the Housing Authority of the City of Tulsa, pursuant to 63 O.S. § 1066, directing that the PILOT payments received by the City of Tulsa be designated for the purpose of funding affordable housing initiatives. **(Emergency Clause)** [UED 12/13/23; CC 12/20/23] 23-1083-2

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- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of two hundred fifty thousand dollars (\$250,000.00) to Altaneisha Gatling, Plaintiff, and Paul Gee and Gary L. Richardson, Attorneys at Law, from the Sinking Fund as a payment of a judgment and attorney fee award in Case No. 22-CV-00339, Altaneisha Gatling v. City of Tulsa et al. **(Emergency Clause)** [PW 12/20/23; CC 12/20/23] 23-1093-2
 - d. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution authorizing payment of three hundred forty-seven thousand, ninety-two dollars and eighty-seven cents (\$347,092.87) to Raymond Greg Chapman, Plaintiff, and John W. Anderson and Paul Gee, Attorneys at Law, from the Sinking Fund as a payment of a jury verdict and court award in Case No. CJ-2022-1289, Raymond Greg Chapman v. City of Tulsa et al. **(Emergency Clause)** [PW 12/20/23; CC 12/20/23] 23-1066-2
 - e. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Sapphire Squid, LLC of property located at 625 N. 151st E. Ave., Parcel 103, Clampitt Acres Subdivision, for the Catoosa Commercial Building Project. (Rogers County) [CC 12/20/23] 23-1096-1
 - f. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Pink Parrotfish, LLC of property located at 579 N. 151st E. Ave., Parcel 104, Clampitt Acres Subdivision, for the Catoosa Commercial Building Project. (Rogers County) [CC 12/20/23] 23-1097-1
 - g. Consideration and possible approval, adoption, denial, amendment or revision of a Public Highway or Roadway Easement Donation by Ellison Investment Group, LLC of property located at 726 E. Tecumseh St., Parcel 522, Pershing Addition, for the Ellison Lot Split Project. (CD-1) [CC 12/20/23] 23-1098-1
 - h. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Regal Associates, LLC of property located at 15727 E. Admiral Pl., Parcel 554, Regal Addition, for the Lot 1 Block 1 Project. (CD-6) [CC 12/20/23] 23-1099-1
 - i. Consideration and possible approval, adoption, denial, amendment or revision of a Drainage Easement Donation by Tio Chuy's Auto Sales, LLC of property located at 440 S. Memorial Dr., Parcel 257-2020, Unplatted, for the Tio Chuy's Auto Sales Project. (CD-3) [CC 12/20/23] 23-1100-1
 - j. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Tio Chuy's Auto Sales, LLC of property located at 440 S. Memorial Dr., Parcel 258-2020, Unplatted, for the Tio Chuy's Auto Sales Project. (CD-3) [CC 12/20/23] 23-1101-1
 - k. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by Tulsa Habitat for Humanity, Inc. of property located at 507 N. Atlanta Pl. E., Parcel 549, Cherokee Heights 2nd Addition, for the Green Country Windler Project. (CD-3) [CC 12/20/23] 23-1102-1
 - l. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by 5555 Property Developers, LLC of property located at 5515 S. 129th E. Ave., Parcel 555, Ford Motor Company Tulsa Glass Plant Addition, for the Centergate Building C Sanitary Sewer Project. (CD-7) [CC 12/20/23] 23-1103-1
 - m. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Steel Starfish, LLC of property located at 683 N. 151st E. Ave., Parcel 3, Clampitt Acres Subdivision, for the Catoosa Commercial Building Project. (Rogers County) [CC 12/20/23] 23-1104-1

Public Comments:
John Huffines – 4.f, 4.k, 4.m.
Nancy Moran – 4.b.

Councilor Decter Wright moved to approve 4.b – 4.m with the emergency clause on 4.b – 4.d. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution amending Resolution No. 7948, adopting amendments to the Unified Design Guidelines for Non-Residential and Mixed-Use Structures within Historic Preservation Overlay Zoning Districts, as authorized by Title 42, Tulsa Revised Ordinances, Section 75.020.-M(4), by adding a new section, Section H, Guidelines for City of Tulsa Parks as follows: Section H.1, General Requirements, Section H.2, Furnishings, Playgrounds, and Recreational Equipment, Section H.3, Paving, Fencing, and Walls, and Section H.4, Signage and Art. [UED 12/6/23; CC 12/20/23] 23-1030-2
- b. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7746 from RS-2 and CS to CS for property located north of the NE/c of S. Yale Ave. and E. 33rd St. S. requested by Lou Reynolds. (Property owner: Beyond Good, LLC) (CD-5) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CS zoning.) [UED 12/13/23; CC 12/20/23; CC 1/10/24] 23-1077-2
- c. **PULLED:** Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application PUD-514-C from PUD-514 to PUD-514-C for property located north of the NE/c of S. Yale Ave. and E. 33rd St. S. requested by Lou Reynolds. (Property owner: Beyond Good, LLC) (CD-5) (TMAPC voted 9-0-0 to recommend **APPROVAL** of PUD-514-C zoning.) [UED 12/13/23; CC 12/20/23; CC 1/10/24] 23-1078-2

Public Comments:
John Huffines – 5.a.
Chip Atkins – 5.a.

Councilor Decter Wright moved to approve 5.a. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of four hundred thousand dollars (\$400,000.00) from grant revenues to be received from the Oklahoma Attorney General within the Safe OK Grant Program SubFund. (2024 Safe Oklahoma Grant Appropriations) [UED 12/20/23; CC 12/20/23; CC 1/10/24] 23-1092-2

Without objection, item 6.a was forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of Ordinance ZCA-27 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Chapter 20, Overlay Districts: Section 20.020 HP, Historic Preservation Overlays: Section 20.020-D, Design Guidelines, Chapter 70, Review and Approval Procedures: Section 70.070, HP Permits: Section 70.070-B, Exemptions: Section 70.070-K, Action by Preservation Officer. (TMAPC voted 10-0-0 to recommend the City Council **ADOPT** the proposed amendments.) [UED 12/6/23; CC 12/13/23; CC 12/20/23] 23-1029-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7733 from CS and RS-2 to CG with an Optional Development Plan for property located north of the NE/c of E. 11th St. S. and S. 129th E. Ave. requested by Abdul Alhlou. (Property owner: Mitchell Trotter, III) (CD-3) (TMAPC voted 6-3-0 to recommend **APPROVAL** of CG zoning with an Optional Development Plan.) [UED 10/25/23; UED 11/1/23; UED 12/13/23; CC 12/13/23; CC 12/20/23] 23-881-7
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7743 from RS-3 to RM-2 for property located south of the SE/c of E. 56th St. S. and S. Quincy Ave. requested by United Wall Systems, Inc. (Property owner: United Wall Systems, Inc.) (CD-9) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 12/6/23; CC 12/13/23; CC 12/20/23] 23-1031-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7744 from CS to RM-2 for property located at the NE/c of E. 15th St. S. and S. Fulton Ave. requested by Jeremy Wilkinson. (Property owner: Wilkinson Properties, LLC) (CD-5) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 12/6/23; CC 12/13/23; CC 12/20/23] 23-1032-3
- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7745 from AG to IL for property located south and west of the intersection of E. 11th St. S. and the Creek Turnpike requested by Lou Reynolds. (Property owner: Fair Oaks Ranch, LLC) (CD-6) (TMAPC voted 9-0-0 to recommend **APPROVAL** of IL zoning.) [UED 12/6/23; CC 12/13/23; CC 12/20/23] 23-1033-3
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of five hundred thousand dollars (\$500,000.00) from unappropriated and unencumbered fund balance within the General Fund. (Quality Events) [UED 12/6/23; CC 12/6/23; CC 12/20/23] 23-1035-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental

appropriations of seven million, five hundred eleven thousand, one hundred six dollars and forty-five cents (\$7,511,106.45) from grant revenues received from the United States Treasury American Rescue Plan Act SubFund. (LIFE Senior Services, Tulsa Airport Tower, and 3H Task Force Recommendation - Priority Housing Placement) [UED 12/13/23; CC 12/13/23; CC 12/20/23] 23-1064-2

- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2023-2024 budget to make supplemental appropriations of one million, eight hundred ninety-nine thousand, nine hundred twenty-eight dollars and four cents (\$1,899,928.04) from revenues received within the Janssen Opioid Settlement SubFund and to make supplemental appropriations of one million, two hundred forty-nine thousand, five hundred seventy-one dollars and ninety-six cents (\$1,249,571.96) from revenues received within the Distributors Oklahoma Settlement SubFund. (3H Task Force Recommendation - Emergency Temporary Housing) [UED 12/13/23; CC 12/13/23; CC 12/20/23] 23-1065-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Zhuline Phillips, Spirit Construction and Design, for property located at 317 S. 66th E. Ave., Lot Fourteen (14), Block E, Crestview Estates Addition. The easement closure request is for future development. (CD-3) [UED 12/13/23; CC 12/13/23; CC 12/20/23] 23-1067-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Jonathan Jurgens, for property located at 5721 E. 118th St., Lot Three (3), Block One (1), Shadow Wood Addition. The easement closure request is for construction of a swimming pool. (CD-8) [UED 12/13/23; CC 12/13/23; CC 12/20/23] 23-1068-2

Public Comments:
John Huffines – 7.f, 7.i.
Andrew Cassell – 7.f.

Councilor Decter Wright moved to approve 7.a – 7.j. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Patrick reminded everyone to be kind and be careful during the holiday season.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution supporting and promoting entities and programs to help retirees and senior citizens, including, but not limited to, the American Association of Retired Persons (AARP), Medicare, the INCOG Area Agency on Aging, the World

Health Organization (WHO); making Tulsa an “Elder-Friendly”, Retirement Destination City. (Fowler) [PW 12/6/23; UED 12/13/23; CC 12/13/23; UED 12/20/23; CC 12/20/23] 23-1054-5

Councilor Fowler moved to approve 8.b with amendments as reflected in the updated backup documentation. Councilor Lakin seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. Hearing and possible action upholding or denying an appeal to the City Council requested by Sarah Moore, contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 079328-2023, finding that the property located at 1735 E. 14th Pl., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-4) [CC 11/1/23; CC 11/15/23; CC 12/20/23] 23-928-3

Jack Blair, City Attorney, addressed the Council regarding the settlement agreement with the appellant, that is required for the expenditure of public funds to address the problem. That agreement operates as the withdrawal of the appeal.

The appellant, Sarah Moore, addressed the Council.

There was Council discussion.

Councilor Decter Wright moved to deny the appeal for 10.a and affirm the decision of the Hearing Officer. Councilor Fowler seconded the motion.

ROLL CALL:

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried and the appeal was denied.

11. HEARING OF PUBLIC COMMENTS

- a. Linda Jones – Concerns regarding loose animals. [CC 12/20/23] 23-1108-1

Linda Jones was not present to address the Council.

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- b. Eddie Santana – Concerns regarding errors in the City of Tulsa water billing software. [CC 12/20/23] 23-1109-1

Eddie Santana requested to have the public comment removed.

12. ADJOURNMENT

- a. Adjournment.

Chair Cue adjourned the meeting at 5:48 P.M.

Jeannie Cue, Chair of the Council

Lori Doring, Secretary to the Council